



# City of Annapolis

Department of Planning & Zoning  
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## Board of Appeals

February 19, 2014

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on February 19, 2014 in the City Council Chambers. **Chair** Zazzali called the meeting to order at 7:02pm.

**Members Present:** **Chair** Zazzali, **Vice Chair** Elkington, Meyers, Gallagher

**Members Absent:** Reyes Garcia

**Staff Present:** Gudenius

### A. APPROVAL OF MEETING MINUTES

#### 1. January 7, 2014 Meeting Minutes

The voting of the minutes was deferred to the March 4, 2014 meeting.

### B. SIGNING OF OPINIONS

#### 1. Hartcorn, LLC Variance Request, #VAR2013-014

Mr. Gallagher moved approval of the opinion as written. **Vice Chair** Elkington seconded the motion. The motion passed unanimously in a vote of 4-0.

#### 2. Spa Creek LLC Variance Request, #VAR2013-011

**Vice Chair** Elkington moved approval of the opinion as amended. Mr. Gallagher seconded the motion. The motion passed unanimously in a vote of 4-0.

### C. NEW BUSINESS

#### 1. 400 Sixth Street Special Exception Extension Request

**Chair** Zazzali noted that Rock Fish has requested its first special exception extension to allow for additional time to begin construction. **Vice Chair** Elkington moved to grant the extension as requested. Mr. Meyers seconded the motion. The motion passed unanimously in a vote 4-0.

### D. PUBLIC HEARING AND DELIBERATIONS

#### 1. Deweese Variance Request, #VAR2013-017

Ms. Gudenius described the variance request for a reduced average roof peak setback to allow for the construction of a new second floor to the existing dwelling and a covered front entry. The property is located at 725 Springdale Avenue, zoned R2 and located within the LDA zoning designation. The application meets all the standards required for granting a variance so therefore staff supports the application as submitted.

Mr. Plitt concurred with the City's presentation and noted the applicant worked hard to keep the ceilings under 7-foot to keep the height of the house as minimal as possible.

Public testimony opened at 7:16pm and no one else from the public spoke in favor or opposition to the application so **Chair** Zazzali declared the public hearing closed at 7:17pm.

**Chair** Zazzali accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff Memorandum dated with attachments

### **Deliberations**

**1. Deweese Variance, #VAR2013-017**

Mr. Meyers moved approval of the variance as presented. **Vice Chair** Elkington seconded the motion. The motion passed unanimously in a vote of 4-0.

**E. ADJOURNMENT**

With there being no further business, **Vice Chair** Elkington moved to adjourn the meeting at 7:22pm. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

Tami Hook, Recorder